

FOR SALE

8, Cinnamon Brow, Upholland , WN8 0PG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



8, Cinnamon Brow, Upholland , WN8 0PG

Exceptional two bed apartment with parking and a private garage in Uphold.



- Exceptional two bed apartment
- Modern fitted kitchen with appliances
- Family bathroom and en-suite
- Close to amenities and transport links
- Great sized open plan reception room
- Two large double bedrooms
- Private parking and garage
- 956 SQ. FT.

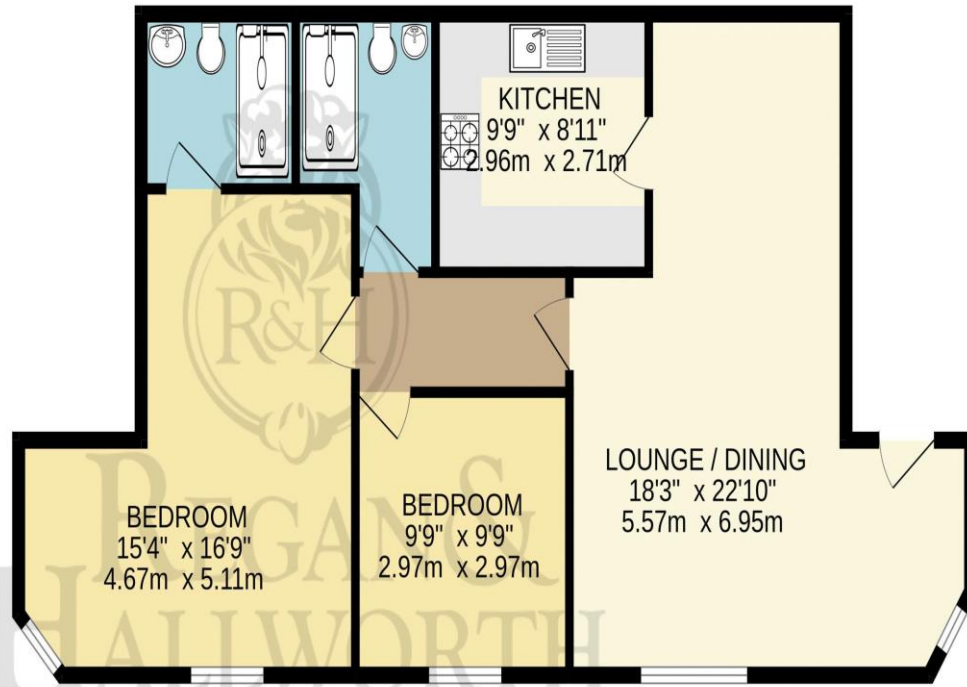
Located in the ever popular and semi-rural village of Upholland sits this upper floor two bed modern apartment. Cinnamon Brow is set in an exclusive, stone-built block with stunning open countryside views to the front and its own private garage which is unusual for an apartment. The property has recently been fully renovated to the highest of standards throughout offering a modern and contemporary living environment. Situated in Upholland, Cinnamon Brow boasts excellent access to a range of local amenities, schools, transport links including train station, country walks and the M6 & M58 motorway networks.

In brief, the accommodation comprises of secure entry communal entrance hallway with a lift to all floors then a spacious hallway. On entering the apartment there is a modern and spacious open plan lounge / dining room with outstanding views to the front. A door leads into a modern fitted and well-equipped kitchen offering a range of wall, base and drawer units and some integral appliances. There are two large double bedrooms with the master benefitting from a newly fitted and modern en-suite shower room and then another newly fitted family bathroom with large walk-in shower.

Externally the property benefits from private allocated parking and a good-sized garage with u and over door. Viewings are highly recommended to truly appreciate the properties size, its exceptional finish and is outstanding location.







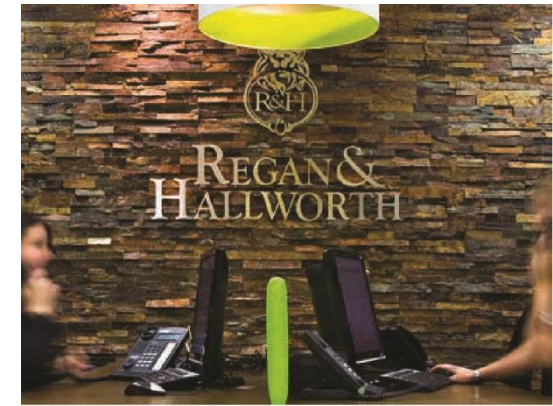
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TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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